



Nursery House, 26 Hursley Road, Chandler's Ford, SO53 2RQ

£350,000

Located in the heart of Chandler's Ford, this highly sought-after flat is an ideal residence for those aged over 55. The property boasts a well-presented interior, featuring two generous bedrooms, both equipped with fitted wardrobes, ensuring ample storage space. The master bedroom benefits from an en-suite bathroom, while a separate bathroom serves the second bedroom and guests. The heart of the home is a fully fitted kitchen/dining room, perfect for entertaining or enjoying a quiet meal. The sitting room is a welcoming area, enhanced by a lovely balcony that invites natural light and offers a pleasant outdoor space to relax. This apartment is situated within a secure building, complete with a security entry system and a lift providing access to all floors. Residents can enjoy the communal lounge area, fostering a sense of community among neighbours. The property also includes an allocated parking space, along with additional visitor parking for guests. Conveniently located within walking distance to local shops, a doctor's surgery, and the railway station, this flat offers both comfort and accessibility. With no forward chain, this property is ready for you to move in and make it your own. Whether you are looking to downsize or seeking a vibrant community, this apartment on Hursley Road is a wonderful opportunity not to be missed.

ACCOMMODATION

Communal entrance hall:
Accessed via security entry system with stairs and lift to all floors.

Reception hall:
Airing cupboard, coats cupboard.

Sitting room:
Fireplace with electric fire, double doors to balcony.

Kitchen/dining room:
Fitted with a comprehensive range of units, integrated electric oven, electric hob with extractor hood over, washer/dryer, dishwasher and fridge freezer, tiled floor, space for table and chairs.

Bedroom 1:
Fitted double wardrobe.

En-suite:
Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:
Fitted wardrobe.

Bathroom:
Suite comprising bathroom, mixer tap and shower attachment, wash basin, WC.

OUTSIDE
The property occupies attractive communal gardens to the rear for residents to enjoy.

Parking:
There is one allocated parking space for the apartment and visitor parking available.

Communal Lounge:
The residents have access to and can enjoy a communal lounge on the ground floor.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 2005

Maintenance Charge:
£2951.08 per annum (Due half yearly. Jan & Jul)

Ground Rent:
£247.09 per annum (Due Jan)

Approximate Age:
2005

Approximate Area:
823 sq ft / 76.4 sq m

Sellers Position:
No forward chain

Heating:
Electric heating

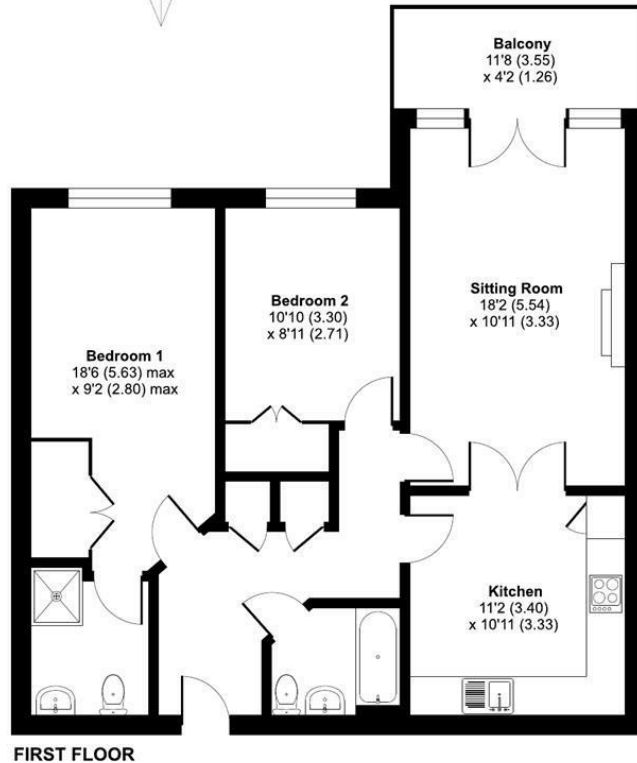
Windows:
UPVC double glazing

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

First Floor = 823 sq ft / 76.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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